

WARREN ZONING BOARD  
Minutes  
September 19, 2012

The regular meeting of the Warren Zoning Board was called to order at 7:01 pm by Chairman M. Gerhardt. Also present S. Calenda, P. Attemann, Vice Chairman A. Harrington and M. Smiley.

**Approval of Minutes** August 15, 2012 meeting. M. Smiley moved acceptance and approval of the minutes. Second by S. Calenda. All in favor.

**Administrative Matter 2.0** - It was moved by S. Calenda to move the Morrill letter—status update to the beginning of the agenda. Second by P. Attemann. All in Favor.

Morrill letter – status update: The Solicitor recommended that this matter not be discussed in a public forum, executive session or in any forum as it is in litigation. The Solicitor also recommended that this item be passed off the agenda. A. Harrington moved that this item be moved off the agenda. Second by P. Attemann. All in favor.

**Old Business** - None

**New Business**

**Application #12-20, Audrey Sadler/Morse, owner and applicant; 4 Shell Road; Plat Map 16, Lot 196**  
Variance from section 32-89  
To replace the existing cesspool

William Smith, engineer for the applicant, reviewed plans to replace the existing cesspool with an Advanced Treatment OWTS which will be located 70 feet from a water body. There was no public comment. A. Harrington

It was moved by S. Calenda to approve Application #12-20, owner and applicant Audrey Sadler/Morse of 4 Shell Road; Plat Map 16, Lot 196 that Variance be granted from section 32-89, that they be allowed to place the Onsite Waterways Treatment System – OWTS, 70 feet from the water body instead of the required 150 feet. A. Harrington moved that it be conditional on CRMC approval. Second by P. Attemann. All in favor.

**Application #12-21; 840 Main Street, LLC, owner and 840 Main Street, LLC & Edward J. Cox III, applicant; 840 Main Street; Plat Map 15B, Lot 20**  
Special Use Permit from section 32-47

William P Dennis Esq., representative of the owners 840 Main Street, LLC and Edward J. Cox III presented the mixed use plans for construction of three dwelling units to the second floor, with retail use on the ground level as well as the use of the existing signage. All of which would be done within the existing original building footprint.

It was moved by A. Harrington to approve application 12-21, 840 Main St and Edward J. Cox, III, special use permit, for the re-use mixed of this building, for retail use on the ground level and three (3) approx. 1,500 sq. ft. residential, The findings are the property in a pre-existing non-conforming. The conditions will be the hours of operation will not exceed 6 pm, will be allowed to operate 7 days a week, the lighting to be structured so there will be no drift.

Second by P. Atteman. All in favor.

**Application #12-22; DJ Development Corp., owner and applicant; 339 Market Street; Plat Map 22, Lot 26 & 26A**

Special Use Permit from section

To construct an addition to the building on an existing foundation

Jeffrey Francis, owner and applicant was to represent the request. S. Calenda recued resulting in no quorum. The applicant requested the application be continued to the next meeting.

**Application #12-23; Joao E. & Natalia M. Pereira, owners and applicants; 16-18 Long Wharf Drive; Plat Map 6, Lot 127**

Special Use Permit from section 32-74

To construct a 20 foot by 17 foot two story addition to rear of existing two family dwelling thereby expanding a legal non-conforming use.

John Pereira, father of the applicant and owner of the duplex represented the request to construct a 20 foot by 17 foot two story addition to the rear of the duplex, an addition to expand 340' to the existing building size, approximately 10 percent expansion.

Public comment – Sandy Green a visitor to the town, questioned if the square footage addition was 340 square feet for the first and second floor, which would be a 680 sq. ft. addition. Mr. Nash confirmed that 680 sq. ft. with relationship to the 25 percent expansion would be 10 percent.

It was moved by S. Calenda to approve Application #12-23; Joao E. & Natalia M. Pereira, owners and applicants; 16-18 Long Wharf Drive; Plat Map 6, Lot 127, Special Use Permit from section 32-74, to construct a 20 foot by 17 foot two story addition to rear of existing two families dwelling, there by expanding a legal non-conforming use. The applicant had submitted site plans which included elevations indicating the construction of a 20 x 17, two-story addition which will be strictly living space, no kitchen or baths. There are no conditions. Second by M. Smiley. All in favor.

**Administrative Matters:**

1.0 Discussion of alternate ways in which to convey materials to board members. After discussion, the hard deadline for applications will be instituted and revisiting of alternative ways to convey packets to board members, including electronically, will be revisited in a few months.

2.0 (Was moved to the beginning of the meeting)

3.0 Zoning Board member B. Ferrazzano – B. Ferrazzano has resigned from the zoning board. The position has been advertised and applications are due back no later than Friday, September 28, 2012. Interviews will be held at the Town Council Meeting on October 9, 2012.

4.0 Consideration of items for future agendas - NONE

**Adjourn**

It was moved by A. Harrington to adjourn the meeting at 8:21 pm. Second by S. Calenda. All in favor.